

**Gold Pointe Condominiums  
Homeowners Board Meeting  
August 21, 2024**

**Meeting called to order:** 6:26 pm

**Members Present:** Lori Lamb, President; Ray Bowers, Vice President, Alex McDonald, Treasurer, Susan Cooper, Secretary, April Nimick, Member-at-Large

**Members Absent:** n/a

**Others Present:** Anthony Nikula, Property Supervisor, Reeder Management

**Others Absent:** Lorisa Johnson, GP Onsite Manager

**Homeowners Present:** Esther Kimball A-303, David V. Kimball A-303, Vicki Kinkella B-104, James Cooper E-302, June Niece E-203,

**Approval of June 19, 2024 Minutes:** Minutes were not approved as the HOA Secretary did not provide them for review.

**Site Manager's Report:**

**Old Business:**

Zen Garden: Lori, on behalf of the Board asked Susan for the garden proposal that was again going to be provided that the Board required of her project when approved last year. Still not be provided. We were told it is mostly donations only. Still need proposal.

Roof Building A: Starting February 1, 2025 the monies from the special assessment will reimburse the reserve account for these upfront payments. Conversation was interrupted by Susan Cooper insisting that we have a special outside concrete tile vendor do a separate assessment on the tiles. Suggesting that we take the current tiles off and replace underlayment and replace with used/recycle tiles. It was mentioned that our insurance company would never approve of this project. They prefer the new composite roofing material due to high costs of replacement should we have a natural disaster. Alex McDonald suggested we allow Susan Cooper to bring her suggested vendor to a meeting to discuss this option. Lori tried again to suggest that the architect that was part of the original conversion who provided documentation that again Lori was unable to share with those in attendance return to do another evaluation. Lori and Anthony again and Ray said we have had the roofs assessed by multiple vendors and the consensus was unanimous – the roofs need to be replaced.

Reserve Study: The reserve study was completed March 31, 2024. Due to high costs in goods and services as much as we have recovered since the last study, we are sitting at

17.50% funded. The ideal dollar amount to obtain full funding is \$1 million. If we were to fully fund in five years it would cost us \$400,000. If we were to do a ten year plan it would cost us \$300,000.

**New Business:** No new business was discussed due to interruptions.

**Financial Review:**

2025 Fiscal Year Budget: Anthony will begin the process of evaluating 2024 Budget and update the budget for 2025 for the Board's discussion in October and final approval for dissemination in November.

Discussion was briefly spoken about not increasing our annual dues and keep them where they are and focus on the special assessment for Building A at this time.

**Homeowners Forum:**

Meeting was adjourned at 8:15 pm.

Prepared by Lori Lamb, GP HOA President in lieu of Susan Cooper, GP HOA Secretary